



THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
NOVEMBER 13, 2003
PUBLIC NOTICE OF A
PROPOSED MITIGATED NEGATIVE DECLARATION
Job Order No. 421231

A draft Mitigated Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this draft Mitigated Negative Declaration must be received by the Land Development Review Division at the address below by **December 2, 2004**. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **November 13, 2003**

SUBJECT: North Park Condominiums

Project Number: 5787

North Park Condominiums: SITE DEVELOPMENT PERMIT/TENTATIVE MAP/SEWER EASEMENT ABANDONMENT AND ENCROACHMENT REMOVAL AGREEMENT to demolish an existing one-story, 20,975-square-foot commercial building, and a parking lot. Development would include the construction of a 5-story, mixed-use building containing ground floor residential and commercial uses. The proposal includes 18,500 square feet of ground floor retail space with 224 residential condominium units. Parking would include 110 surface spaces and 226 spaces in a single-level subsurface parking facility for a total of 336 parking spaces. The 2.06-acre project site is located on the south side of Lincoln Avenue between 30th Street and Ohio Street in the Mid-City Communities Planned District, North Park Redevelopment Project Area, and Greater North Park Community Planning Area (Lots 5-13, the northerly 20 feet of Lot 14, the northerly 20 feet of Lot 33 and Lots 34-48 of Block 207 of the University Heights D'Hemecourt Map). Applicant: Tony Wyman, Western Pacific Housing.

COMMUNITY PLAN AREA: Greater North Park

COUNCIL DISTRICT: 3 (Atkins)

This recommended finding that the project will not have a significant effect on the environment is based on an Environmental Initial Study conducted by the City. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft Mitigated Negative Declaration, Initial Study and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is ALSO available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Kristen Forburger at (619) 446-5344. For information regarding public meetings/hearings on this project, contact Patrick Hooper at (619) 557-7992.

A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

Cathy Cibit, Acting Assistant Deputy Director
Development Services Department